(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

47

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,454.00

Ronny E. Bain
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2004.

Bertie Jo Whitaker
Notary Public

MY COMMISSION EXPIRES: 09-22-07
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Castleman Title & Escrow, LLC 110 Glancy Street, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronny E. Bain	First Equity Mortgage, Inc.	180-02-A-28.00
(NAME)	(NAME)	
1105 Stone Ridge Court	7265 Kenwood Road, Suite 111	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH 45236	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Drees Premier Homes, Inc., an Ohio Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronny E. Bain and Peggy P. Bain, Husband & Wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, BEING Lot No. 74 on the Plan of The Ridge at Stone Creek, of record in Plat Book 20031027-0157621, Register's Office for Davidson County, to which Plan reference is hereby made for a complete and accurate description thereof.

Part of
Being the same property conveyed to Drees Premier Homes, Inc. by deed from Gillespie Land Development, LLC, a Tennessee limited liability company of record in Instrument # 20040414-0042025, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1105 Stone Ridge Court, Nashville, TN 37211

(Map & Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of September, 2004.

Davidson County DEEDWARR
Recvd: 10/01/04 09:29 2pgs
Fees:13.00 Taxes:1174.58

20041001-0118322

Drees Premier Homes, Inc.

By: _____
Michael D. Carey, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Carey, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he is the Assistant Secretary of Drees Premier Homes, Inc. and that he , being authorized so to do, he executed the within instruction for the purposes therein contained on behalf of the said Drees Premier Homes, Inc., by signing his name as such Assistant Secretary .

Witness my hand and official seal at Goodlettsville, Tennessee this 24th day of September, 2004.

Commission expires: 3/28/06

Notary Public

